

DENARGO MARKET METROPOLITAN DISTRICT NOS. 1, 2 AND 3

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<https://denargo.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors

Laura H. Newman
Jeffrey D. Jones
Wade Davidson
Michael Kuyper
VACANT
David Solin

Office:

President
Treasurer
Asst. Secretary
Asst. Secretary
Secretary

Term/Expires

2027/May 2027
2029/May 2029
2027/May 2027
2029/May 2029
2029/May 2029

DATE: Tuesday, December 2, 2025

TIME: 1:00 p.m.

LOCATION: Zoom: The meeting can be joined through the directions below.

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Phone: 1-719-359-4580

Meeting ID: 546 911 9353

Password: 912873

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of specific need(s) before the meeting.*

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.
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II. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
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- B. Confirm quorum, location of meetings and posting of meeting notices. Approve agenda and appoint Acting President, if necessary.
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- C. Review and approve the Minutes of the August 26, 2025 Special Meetings of Denargo Market Metropolitan District Nos. 1, 2 and 3 ("District No. 1", "District No. 2", "District No. 3", and collectively the "Districts") (enclosures).
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- D. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) or meetings. Consider regular meeting dates for 2026 (suggested dates are March 10, 2026, June 16, 2026, September 15, 2026 and November 10, 2026 at 4:30 p.m. via Zoom Meeting). Review and consider adoption of Resolutions Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).
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- E. Authorize renewal of the Districts' insurance and Special District Association ("SDA") memberships for 2026.
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III. FINANCIAL MATTERS

- A. District No. 1 - Review and consider approval of the payment of claims through the periods ending as follows (enclosures):

Fund	Period Ending Sept. 2025	Period Ending Oct. 2025	Period Ending Nov. 2025
General	\$ 44,065.59	\$ 52,381.23	\$ 132,649.98
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Payroll	\$ 369.40	\$ -0-	\$ -0-
Total	\$ 44,434.99	\$ 52,381.23	\$ 132,649.98

- B. District Nos. 1- 3 - Review and accept the unaudited financial statements (to be distributed).
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- C. District Nos. 1- 3 - Conduct Public Hearings to consider amendment of the Districts' 2025 Budgets. If necessary, consider adoption of Resolution(s) to Amend the 2025 Budget(s).
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- D. District No. 1 – Discuss and consider approval of Second Amendment to 2022 - 2025 Facilities Funding and Acquisition Agreement between District No. 1 and JV LoDo Denargo LLC.
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- E. District Nos. 1-3 - Conduct Public Hearings on the proposed 2026 Budgets and consider adoption of Resolutions to Adopt the 2026 Budgets and Appropriate Sums of Money and Resolutions to Set Mill Levies (enclosures – preliminary AVs, draft 2026 Budgets, and Resolutions).
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- F. District Nos. 1-3 - Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies forms and Mill Levy Public Information forms (“Certifications”). Direct District Accountant to file the Certifications with the Assessor and/or and other interested parties.

- G. District Nos. 1-3 - Discuss and consider adoption of Resolution(s) Authorizing Adjustment of the Districts’ Mill Levies in Accordance with the Service Plan, if necessary.

- H. District Nos. 1-3 - Consider appointment of the District Accountant to prepare the 2027 Budgets and set the date for Public Hearings to adopt the 2027 Budgets for November 10, 2026, at 4:30 p.m., to be held via videoconference.

- I. District Nos. 1-3 - Consider engagement of Dazzio & Associates, P.C. for preparation of 2025 Audits (enclosure).

- J. District No. 1 - Review and consider approval of Special Districts Preparation Statements of Work (SOW) between District No. 1 and CliftonLarsonAllen LLP for 2026 Accounting Services (enclosure).

- 1. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

IV. LEGAL MATTERS

- A. District No. 1 – Ratify approval of Management Agreement by and among JV LoDo Denargo LLC, District No. 1 and Hopscotch Beer Garden LLC (enclosure).

- B. District No. 1 - Discuss Park Maintenance Intergovernmental Agreement between District No. 1 and the City and County of Denver.

- C. Discuss HB25-1090 compliance related to professional services provider engagements.

- D. Discuss requirements of Section 32-1-809, C.R.S. (Transparency Notice), and direct staff regarding compliance for 2026.

V. OPERATION AND MAINTENANCE

- A. District No. 1- Ratify approval of Change Order No. 1 to the Service Agreement for Landscape Maintenance and Snow Removal Services between District No. 1 and Powder Country, LLC (enclosure).

- B. District No. 1 - Ratify approval of Task Order No. 1 to Master Service Agreement for Porter and General Facilities Services between District No. 1 and Water Extraction Team, LLC d/b/a Property Solutions Team, for Dog Park Fence Panels (enclosure).

- C. Ratify approval of Service Agreement between District No. 1 and ArborScape, Inc. for Arborist Services.

- D. Discuss District services for 2026 and consider approval and/or authorization for preparation of necessary agreements for related services.

- E. Update on security patrols.

- F. Discuss parking meters on District owned streets and authorize necessary actions in connection therewith.

- G. Discuss and consider authorization for purchase or rental of inflatable movie screen and projector.

VI. OTHER MATTERS

- A. _____

VII. ADJOURNMENT ***THERE ARE NO REGULAR MEETINGS SCHEDULED FOR THE REMAINDER OF 2025.***

Additional Enclosure:

- Notice of rate increase from Special District Management Services, Inc.